A2000-2

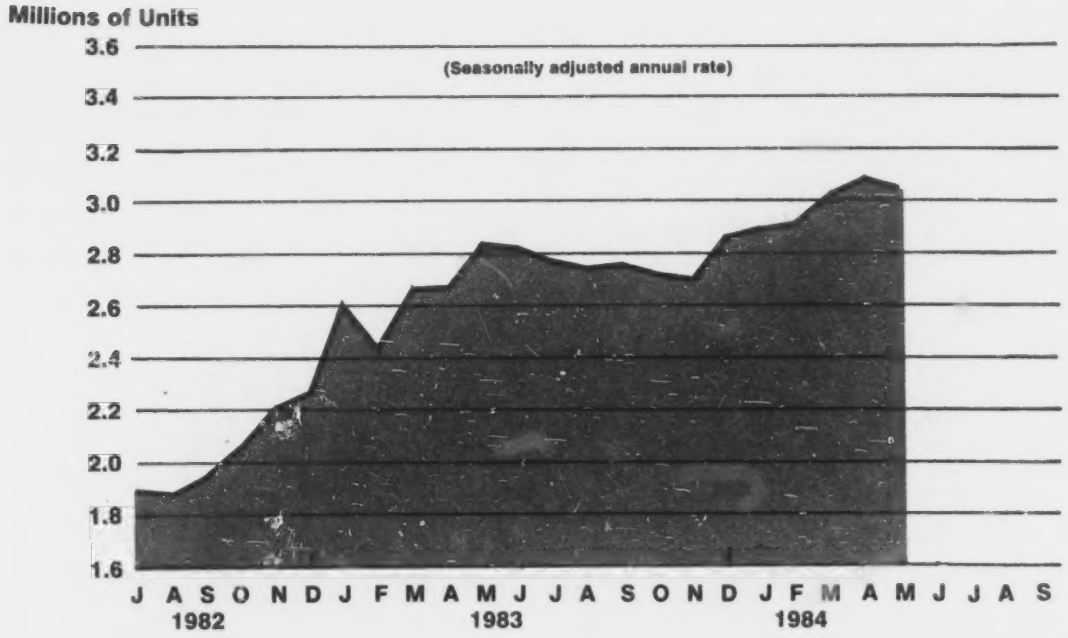
MONTHLY REPORT

existing home sales

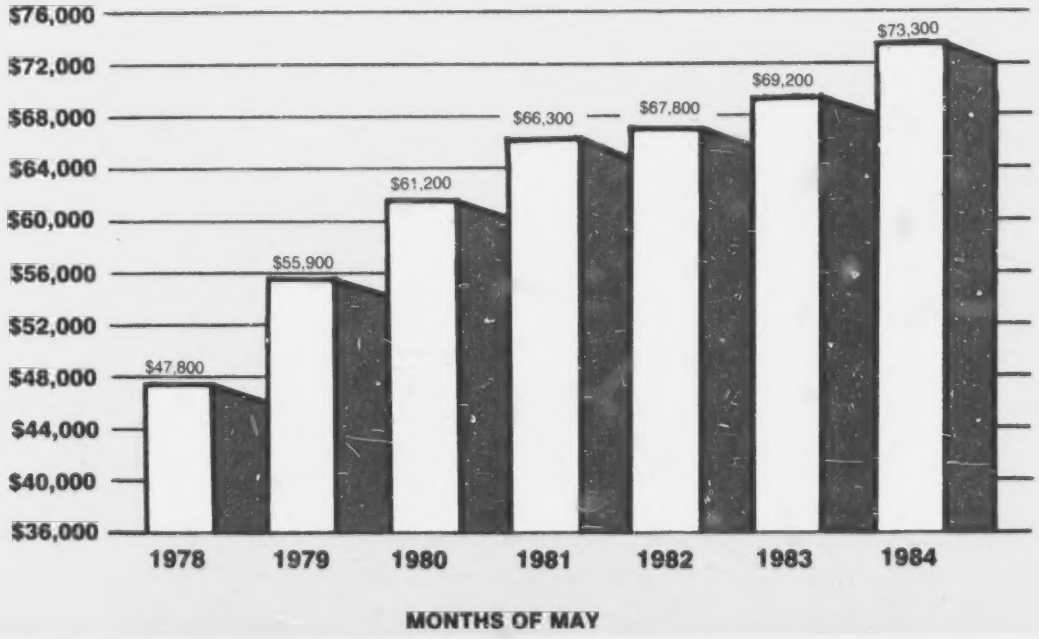
NATIONAL ASSOCIATION OF REALTORS® • ECONOMICS AND RESEARCH DIVISION

June, 1984

EXISTING SINGLE-FAMILY HOME SALES FOR THE UNITED STATES



MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOMES IN THE UNITED STATES FOR THE MONTH OF MAY 1978—1984



SURVEY DESCRIPTION

Publication

1. "Existing Home Sales" is a monthly publication of the NATIONAL ASSOCIATION OF REALTORS®.

Coverage

2. Each month the REALTORS® Economics and Research Division receives data on existing single-family home sales from over 275 Boards of REALTORS® and multiple listing systems. In 1983 data on over 1,180,000 existing single-family homes sales transactions were received and processed.

3. Participating Boards are situated in every region of the country and provide wide geographic coverage of the existing home market. While almost all are located in, or adjacent to, standard metropolitan statistical areas, comparisons of their sales reports with data from the Annual Housing Survey show that, as a group, their experience is representative of the sales activity and prices that generally prevail in each region of the country.

Regions

4. Statistics on sales volume and price are published for the U.S. and for the four standard Census regions of the country. States contained in each region are as follows:

NORTHEAST
Connecticut
Maine
Massachusetts
New Hampshire
New Jersey
New York
Pennsylvania
Rhode Island
Vermont

NORTH CENTRAL
Illinois
Indiana
Iowa
Kansas
Michigan
Minnesota
Missouri
Nebraska
North Dakota
Ohio
South Dakota
Wisconsin

SOUTH
Alabama
Arkansas
Delaware
Dist. of Columbia
Florida
Georgia
Kentucky
Louisiana
Maryland
Mississippi
North Carolina
Oklahoma
South Carolina
Tennessee
Texas
Virginia
W. Virginia

WEST
Alaska
Arizona
California
Colorado
Hawaii
Idaho
Montana
Nevada
New Mexico
Oregon
Utah
Washington
Wyoming

5. Regional weights have been developed to represent the estimated importance of each region in the national existing home market. These weights are based on the regional distribution of owner-occupied single-family dwelling units and homeowner mobility. Weights are periodically revised to reflect shifts in regional demand. The most recent revision occurred in 1982 to reflect changes reported in the 1980 Census of Housing. Weights assigned each region are:

Northeast	14	South	35
North Central	28	West	23

Sales Volume

6. Estimated total sales volume of single-family homes and condominiums and cooperatives for each region is computed by using a constant factor to blow up the reported sales of participating multiple listing systems. Regional factors were developed by analyzing the relationship between reported Board sales and measures of total market activity derived from special computer runs from the Annual Housing Survey tapes and from the 1980 Census of Housing.

7. Regional sales are then aggregated to yield national sales volume. Because of the method of computation, regional figures will not always total to the U.S. statistic. Such differences are due entirely to rounding.

8. Quarterly estimates for total existing home sales by state are developed subsequent to the national and regional single-family and apartment condominium/condo statistics. A constant "blow-up" factor is used. These factors were developed by comparing sales reported by participating Boards to market activity benchmarks from the 1980 Census of Housing. State estimates are then adjusted to conform with regional totals.

9. In the main, a transaction is reported when the sales contract is signed, but a number of Boards report "closings." To the extent "closings" are contained in this series, they introduce a "distributive lag" effect which tends to smooth out month-to-month fluctuations in reported volume.

Sales Price

10. Median and average (mean) sales prices are computed for the U.S. and each region of the country and median sales prices are computed for selected metropolitan areas. Because of the nature of the distribution of home sales prices, the average (mean) sales price is higher than the median price.

11. Movements in sales prices should not be interpreted as measuring changes in the cost of a *standard home*. Prices are influenced by changes in cost *and* changes in the characteristics and size of homes actually sold.

12. There is a modest degree of seasonal variation in reported selling prices. Sales prices tend to reach a seasonal peak in July, and then decline moderately over the next three months before experiencing a seasonal upturn. However, sales prices are *not seasonally adjusted*.

Seasonal Adjustment

13. Volume statistics are seasonally adjusted using the X-11 Variant of the Census Method II Seasonal Adjustment Program of the Bureau of the Census. The procedure includes adjusting for trading-day variation—the number of Mondays, Tuesdays, etc., in a particular month. This type of fluctuation in the data was found to be significant.

14. Sales in each region are first seasonally adjusted and then aggregated to yield the U.S. statistic.

15. Seasonal indices are based on monthly single-family home sales activity dating from July 1966. Seasonal patterns for apartment condominium/cooperative sales and state home sales are based on quarterly data beginning in 1975. New seasonal adjusters are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Annual subscription price for 12 monthly issues is $36 to members of the NATIONAL ASSOCIATION OF REALTORS® and $48 to nonmembers.

Questions concerning this report should be directed to the **NATIONAL ASSOCIATION OF REALTORS®**, Economics and Research Division, 777 14th Street, N.W., Washington, D.C. 20005 (202) 383-1063.

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existing home sales

Single-Family Resales

The pace of existing single-family home sales slipped in May to a seasonally adjusted annualized rate of 3,050,000 units. This marks a decline of 1.3 percent from the April sales level and broke a five-month improvement streak. The May sales rate, however, was still 7.4 percent higher than a year earlier and 62.2 percent higher than the recession low of 1.88 million units recorded in August 1982.

The decline in the May sales rate was due to the pressure of higher and rising mortgage rates. Rates on fixed rate mortgages were approaching 14 1/2 percent in May, while initial rates on some ARMs were in the 12 1/2 to 13 percent range. Consequently, even the lower interest rates on ARMs were proving to be unaffordable to many potential homebuyers.

The modest overall drop in home resale activity from April to May was concentrated in the South and North Central regions. The North Central region recorded the largest drop, with a 3.7 percent decline to an annual rate of 790,000 units, followed by the South with a 1.7 percent decrease to a 1,160,000 unit pace. The rate of existing home sales remained steady in the West at 560,000 units while the Northeast recorded a 1.9 percent increase to 540,000 units.

Homes Available for Resale

There is still a large number of resale properties on the market. At the end of May, there was an estimated 2,680,000 existing single-family homes for sale. This represents a 10.5 months' supply at the May sales rate.

Sales Prices

The median sales price of an existing home that sold in May was $73,300. This marks an increase of $800 from the preceding month and places the selling price 5.9 percent higher than the level of a year ago.

The Northeast experienced the largest annual increase in prices, with the median climbing 9.5 percent over the last 12 months to $78,300. The South followed with a 6.3 percent increase to $72,200. The May median sales price in the West was $97,400, 4.5 percent higher than a year earlier, while the North Central median sales price of $58,000 was 2.3 percent higher than 12 months earlier.

Housing Affordability

Housing affordability deteriorated a bit in May due to higher home prices and rising mortgage interest rates. The increase in these two cost components was more than enough to offset the gain in family income.

The Housing Affordability Index declined 0.6 points in May to 87.2. This means that a family earning the median family income of $25,420 had 87.2 percent of the income needed to qualify for the purchase of the median-priced resale property of $73,300.

Apartment Condos and Co-ops

Sales of apartment condos and co-ops during the first quarter of the year totaled 201,000 units on a seasonally adjusted annual rate basis. This marks a decline of 4.0 percent from the closing months of last year and is 18.9 percent greater than the opening quarter of 1983.

Total resale activity rose during the opening months of the year. Sales of existing single-family homes and apartment condos and co-ops in the first quarter totaled 3,140,00 units, a gain of 5.7 percent over the closing months of 1983 and an advance of 14.6 percent over a year ago.

State Resales

Sales levels during the first quarter of the year in the vast majority of states were higher than a year ago. Indeed, in some states the gains were substantial. Sales of existing single-family homes and apartment condos and co-ops in 16 states were up 20 to 39.9 percent from the opening months of 1983 while another 3 states scored year-to-year advances of 40 percent or more.

Down	Up 1 - 19%		Up 20 - 39.9%	Up 40% or More
Hawaii	Arizona	Nebraska	Alabama	Alaska
Louisiana	Arkansas	New Jersey	California	Georgia
Michigan	Colorado	New York	Connecticut	Montana
Nevada	Florida	North Dakota	Delaware	
Oklahoma	Idaho	Oregon	Dist. of Columbia	
Rhode Island	Illinois	Pennsylvania	Indiana	
	Iowa	Texas	Kentucky	
	Kansas	Utah	Missouri	
	Maine	Vermont	New Hampshire	
	Maryland	Virginia	New Mexico	
	Massachusetts	West Virginia	North Carolina	
	Minnesota	Wisconsin	Ohio	
	Mississippi	Wyoming	South Carolina	
			South Dakota	
			Tennessee	
			Washington	

Metropolitan Home Prices

Selling prices of existing single-family homes differ to a great extent in the various cities across the country. During the first quarter of the year, the highest median sales price of the metropolitan areas in our survey was recorded by Anaheim-Santa Ana at $133,500. This was followed by San Francisco and San Jose at $126,600 and $125,000, respectively. At the other end of the scale were Louisville and Detroit at $47,900 and $48,100, respectively.

The rate of change in home prices from a year ago also differs to a great extent. Median prices in seven metropolitan areas in our survey were up 10 percent or more, while typical sales prices in five areas were below the levels of a year ago.

Down	Up 0.1 - 4.9%		Up 5 - 9.9%	Up 10% or More
Ft. Lauderdale	Anaheim/Santa Ana	Memphis	Birmingham	Albany
Indianapolis	Baltimore	Minneapolis/St. Paul	Milwaukee	Atlanta
Louisville	Chicago	Oklahoma City	Tampa	Boston
Nashville	Cincinnati	Philadelphia		Dallas/Ft. Worth
San Diego	Columbus	Rochester		New York Met Area
	Denver	St. Louis		Providence
	Detroit	Salt Lake City		San Antonio
	Houston	San Francisco		
	Kansas City	San Jose		
	Los Angeles	Washington, D.C.		

★★★★★★★★★★★★★★★★★★★★

UNITED STATES SUMMARY

		Existing Single-Family Home Sales (Seasonally Adjusted Annual Rates)	Number of Homes Available for Sale (End of Period)	Months Supply of Homes on the Market	Median Sales Price of Existing Single-Family Homes
	1977	3,650,000	n/a	*	$42,900
	1978	3,986,000	n/a	*	48,700
	1979	3,827,000	n/a	*	55,700
	1980	2,973,000	n/a	*	62,200
	1981	2,419,000	n/a	*	66,400
	1982	1,990,000	1,910,000	*	67,800
	1983	2,719,000	1,980,000	*	70,300
1983	May	2,840,000	2,420,000	10.2	$69,200
	Jun	2,820,000	2,420,000	10.3	71,400
	Jul	2,780,000	2,300,000	9.9	71,800
	Aug	2,760,000	2,450,000	10.7	71,500
	Sep	2,770,000	2,440,000	10.6	69,900
	Oct	2,720,000	2,490,000	11.0	69,800
	Nov	2,700,000	2,310,000	10.3	70,400
	Dec	2,850,000	1,980,000	8.3	69,900
1984	Jan	2,890,000	2,200,000	9.2	$71,300
	Feb	2,910,000	2,440,000	10.1	71,800
	Mar	3,020,000	2,750,000	10.9	72,200
	Apr[r]	3,090,000	2,710,000	10.5	72,500
	May[p]	3,050,000	2,680,000	10.5	73,300

r Revised n/a not available
p Preliminary * not applicable

UNIT VOLUME

EXISTING SINGLE-FAMILY HOME SALES

Year		United States	Northeast	North Central	South	West
1977		3,650,000	515,000	1,101,000	1,231,000	803,000
1978		3,986,000	516,000	1,144,000	1,416,000	911,000
1979		3,827,000	526,000	1,061,000	1,353,000	887,000
1980		2,973,000	403,000	806,000	1,092,000	672,000
1981		2,419,000	353,000	632,000	917,000	516,000
1982		1,990,000	354,000	490,000	780,000	366,000
1983		2,719,000	493,000	709,000	1,035,000	431,000
		Seasonally Adjusted Annual Rates				
1983	May	2,840,000	540,000	730,000	1,080,000	490,000
	Jun	2,820,000	510,000	750,000	1,050,000	500,000
	Jul	2,780,000	490,000	740,000	1,050,000	490,000
	Aug	2,760,000	500,000	710,000	1,050,000	500,000
	Sep	2,770,000	500,000	690,000	1,070,000	520,000
	Oct	2,720,000	490,000	680,000	1,070,000	490,000
	Nov	2,700,000	480,000	660,000	1,070,000	490,000
	Dec	2,850,000	520,000	720,000	1,080,000	530,000
1984	Jan	2,890,000	520,000	790,000	1,080,000	490,000
	Feb	2,910,000	490,000	810,000	1,110,000	490,000
	Mar	3,020,000	500,000	810,000	1,120,000	580,000
	Apr[r]	3,090,000	530,000	820,000	1,180,000	560,000
	May[p]	3,050,000	540,000	790,000	1,160,000	560,000
		Not Seasonally Adjusted				
1983	May	259,000	47,000	70,000	98,000	43,000
	Jun	283,000	51,000	78,000	104,000	51,000
	Jul	260,000	49,000	67,000	100,000	44,000
	Aug	280,000	53,000	76,000	104,000	48,000
	Sep	240,000	48,000	56,000	86,000	51,000
	Oct	224,000	44,000	55,000	87,000	38,000
	Nov	202,000	34,000	46,000	87,000	35,000
	Dec	180,000	31,000	44,000	70,000	35,000
1984	Jan	178,000	30,000	43,000	72,000	32,000
	Feb	202,000	30,000	58,000	78,000	36,000
	Mar	263,000	41,000	70,000	99,000	52,000
	Apr[r]	269,000	45,000	76,000	102,000	46,000
	May[p]	287,000	49,000	80,000	107,000	51,000

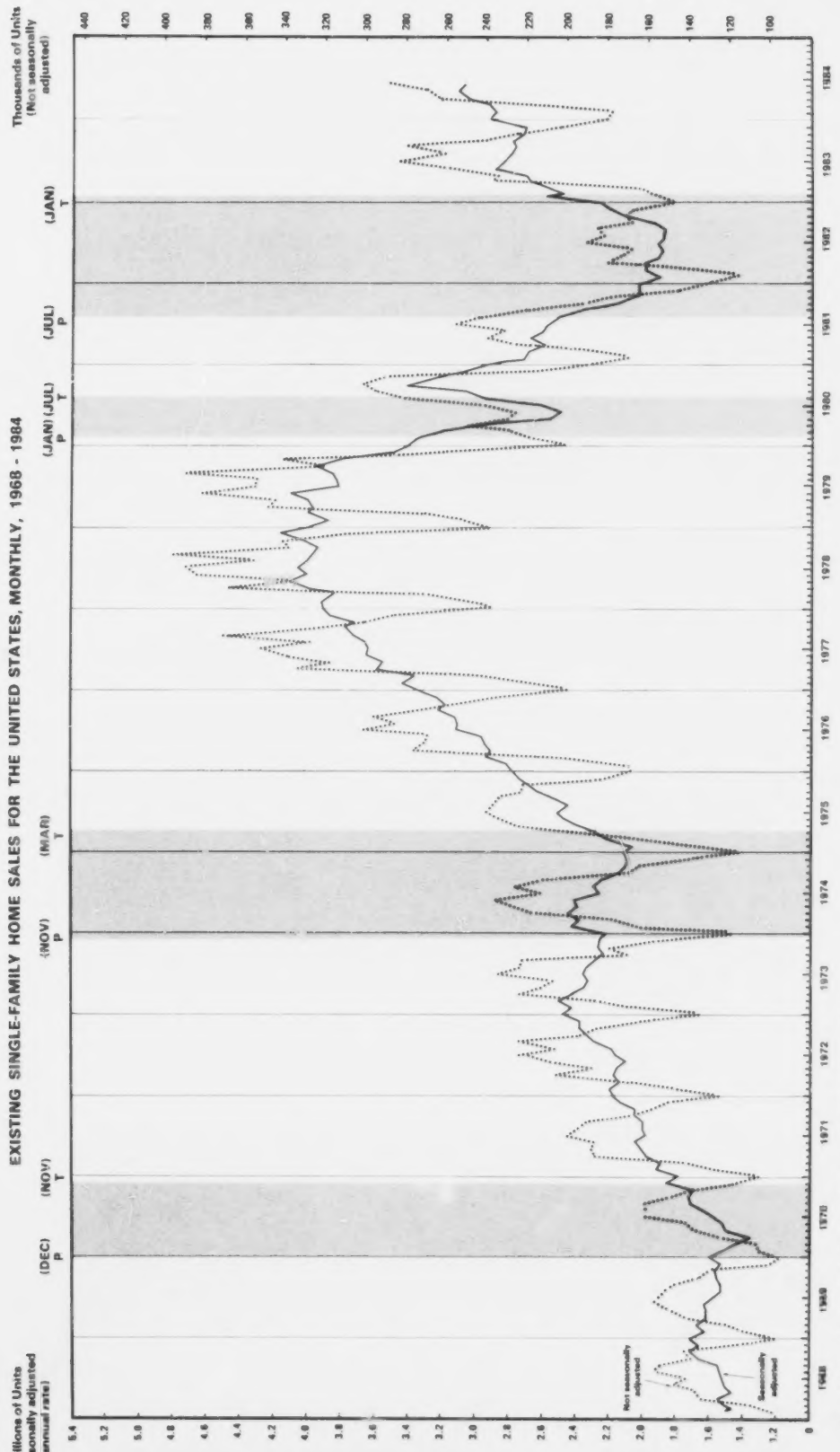
Components may not agree with totals due to rounding.
r Revised
p Preliminary

DOLLAR VOLUME

DOLLAR VOLUME OF EXISTING SINGLE-FAMILY HOME SALES
(Billions of Dollars)

Year		United States	Northeast	North Central	South	West
1977		$174.8	$25.3	$44.3	$55.4	$50.7
1978		221.2	28.5	52.3	72.6	68.8
1979		245.7	33.3	54.7	79.8	79.3
1980		216.4	28.9	45.4	73.9	70.4
1981		189.4	26.8	37.2	69.1	57.5
1982		160.2	26.7	29.7	61.4	41.8
1983		225.9	42.1	44.6	84.4	53.4
		Seasonally Adjusted Annual Rates				
1983	May	$232.0	$45.2	$45.8	$86.1	$53.3
	Jun	238.9	44.8	48.5	87.3	56.2
	Jul	234.1	42.6	47.3	88.4	53.8
	Aug	233.8	44.9	46.0	88.4	54.3
	Sep	229.4	43.6	43.0	88.0	56.3
	Oct	225.8	41.8	41.6	87.3	55.3
	Nov	225.2	42.0	41.3	86.9	54.9
	Dec	236.2	45.3	44.3	89.4	57.5
1984	Jan	$245.1	$46.1	$49.7	$88.9	$56.6
	Feb	247.1	44.4	51.4	91.4	55.8
	Mar	257.0	45.1	51.9	92.7	65.7
	Apr[r]	266.0	48.4	52.6	98.9	64.7
	May[p]	264.4	50.8	50.7	98.8	63.7
		Not Seasonally Adjusted				
1983	May	$21.2	$3.9	$4.4	$7.8	$4.7
	Jun	24.0	4.5	5.0	8.6	5.7
	Jul	21.9	4.3	4.3	8.4	4.8
	Aug	23.7	4.8	4.9	8.8	5.2
	Sep	19.9	4.2	3.5	7.1	5.5
	Oct	18.6	3.8	3.4	7.1	4.3
	Nov	16.8	3.0	2.9	7.1	3.9
	Dec	14.9	2.7	2.7	5.9	3.8
1984	Jan	$15.1	$2.7	$2.7	$5.9	$3.7
	Feb	17.2	2.7	3.7	6.4	4.1
	Mar	22.4	3.7	4.5	8.2	5.9
	Apr[r]	23.2	4.1	4.9	8.5	5.3
	May[p]	24.9	4.6	5.1	9.1	5.8

Components may not agree with totals due to rounding.
r Revised
p Preliminary


EXISTING SINGLE-FAMILY HOME SALES FOR THE UNITED STATES, MONTHLY, 1968 - 1984
Millions of Units (Seasonally adjusted annual rate)
Thousands of Units (Not seasonally adjusted)
(DEC) P
(NOV) T
(NOV) P
(MAR) T
(JAN) (JUL) P T
(JUL) P
(JAN) T
Non seasonally adjusted
Seasonally adjusted
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
Peak (P) of cycle indicates end of expansion in general economy and beginning of recession (shaded area)
Trough (T) of cycle indicates end of recession in general economy and beginning of expansion

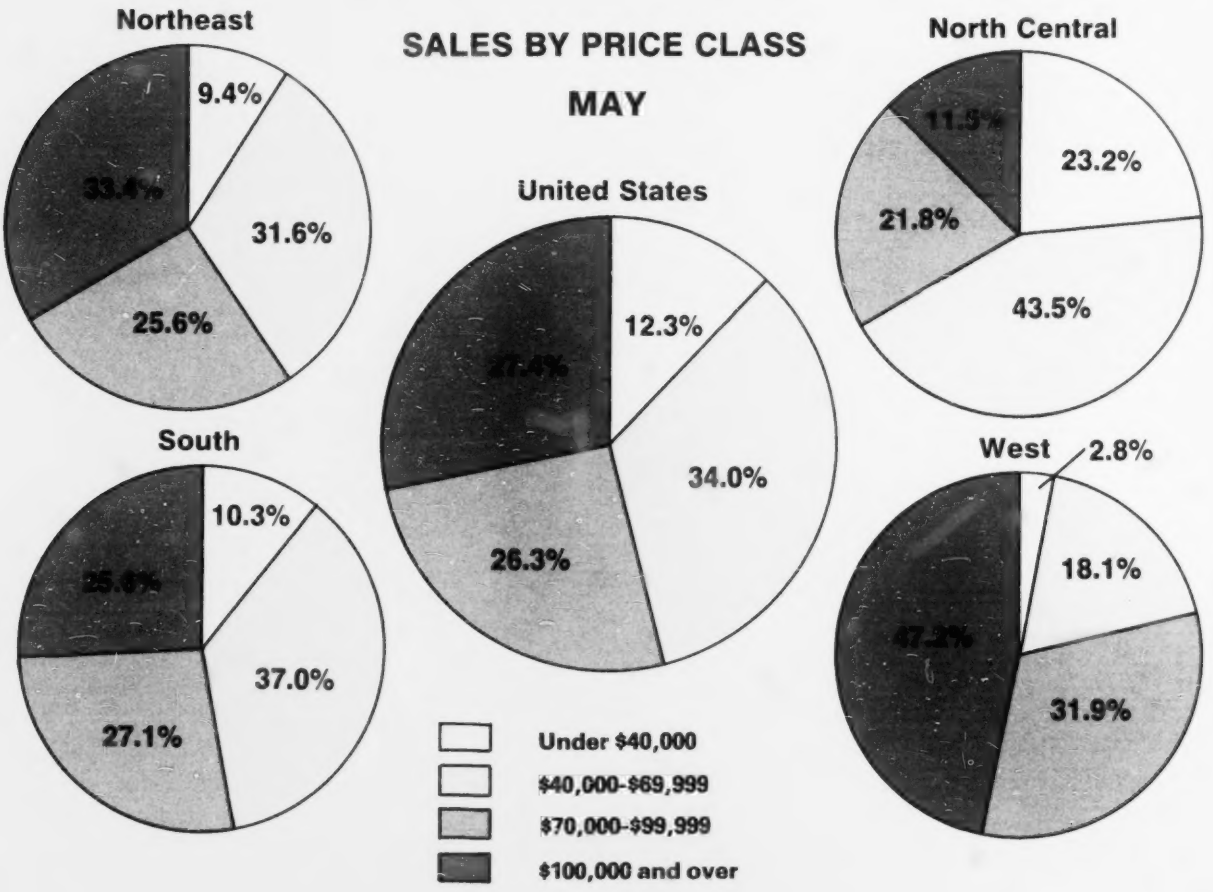
SALES PRICE

SALES PRICE OF EXISTING SINGLE-FAMILY HOMES

(Not Seasonally Adjusted)

Year	United States	Northeast	North Central	South	West
			Median		
1977	$42,900	$44,400	$36,700	$39,800	$57,300
1978	48,700	47,900	42,200	45,100	66,700
1979	55,700	53,600	47,800	51,300	77,400
1980	62,200	60,800	51,900	58,300	89,300
1981	66,400	63,700	54,300	64,400	96,200
1982	67,800	63,500	55,100	67,100	98,900
1983	70,300	72,200	56,600	69,200	94,900
1983 May	$69,200	$71,500	$56,700	$67,900	$ 93,200
Jun	71,400	73,900	57,900	70,600	95,700
Jul	71,800	74,300	56,800	71,800	93,200
Aug	71,500	75,500	58,100	70,900	92,500
Sep	69,900	73,700	55,900	69,800	90,900
Oct	69,800	71,700	54,800	69,100	96,500
Nov	70,400	72,900	56,100	69,100	96,100
Dec	69,900	73,100	55,300	69,500	91,700
1984 Jan	$71,300	$74,700	$56,800	$69,400	$99,500
Feb	71,800	74,900	56,900	70,700	99,600
Mar	72,200	75,500	57,900	70,100	99,200
Apr[r]	72,500	76,500	58,100	71,100	99,900
May[p]	73,300	78,300	58,000	72,200	97,400
			Average (Mean)		
1977	$47,900	$49,100	$40,200	$45,000	$63,200
1978	55,500	55,200	45,700	51,300	75,500
1979	64,200	63,300	51,600	59,000	89,400
1980	72,800	71,700	56,300	67,700	104,700
1981	78,300	76,000	58,900	75,400	111,400
1982	80,500	75,400	60,700	78,700	114,200
1983	83,100	85,400	62,900	81,500	111,000
1983 May	$81,700	$83,700	$62,700	$79,700	$108,800
Jun	84,700	87,800	64,600	83,100	112,500
Jul	84,200	86,900	63,900	84,200	109,700
Aug	84,700	89,800	64,800	84,200	108,700
Sep	82,800	87,100	62,300	82,200	108,200
Oct	83,000	85,300	61,200	81,600	112,800
Nov	83,400	87,400	62,600	81,200	112,000
Dec	82,900	87,200	61,500	82,800	108,500
1984 Jan	$84,800	$88,600	$62,900	$82,300	$115,600
Feb	84,900	90,700	63,400	82,300	113,900
Mar	85,100	90,100	64,100	82,800	113,300
Apr[r]	86,100	91,400	64,200	83,800	115,500
May[p]	86,700	94,000	64,300	85,200	113,700

r Revised
p Preliminary



SALES OF EXISTING SINGLE-FAMILY HOMES FOR THE UNITED STATES BY PRICE CLASS

(Percentage Distribution)

Price Class	May 1980	May 1981	May 1982	May 1983[r]	May 1984[p]
$19,999 or under	3.9	3.9	3.0	1.9	2.0
$20,000-$29,999	7.0	5.4	4.5	3.7	3.4
$30,000-$39,999	11.5	9.4	8.8	8.2	6.9
$40,000-$49,999	13.2	12.1	12.1	11.6	9.8
$50,000-$59,999	13.0	12.6	12.4	13.1	12.1
$60,000-$69,999	12.2	11.9	11.8	12.4	12.1
$70,000-$79,999	9.6	10.0	9.7	10.7	11.0
$80,000-$89,999	7.3	7.8	8.0	8.8	8.7
$90,000-$99,999	5.1	6.0	5.8	6.0	6.6
$100,000-$119,999	5.9	7.0	7.7	7.9	8.7
$120,000-$159,999	6.6	8.1	9.1	8.9	10.1
$160,000-$199,999	2.4	3.3	3.3	3.2	4.2
$200,000-$249,999	1.2	1.7	1.9	1.7	2.2
$250,000 and over	1.1	1.8	1.9	1.9	2.2
Total	100.0	100.0	100.0	100.0	100.0
Median Price	$61,200	$66,300	$67,800	$69,200	$73,300

r Revised
p Preliminary

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SALES OF EXISTING SINGLE-FAMILY HOMES BY PRICE CLASS MAY 1984

(Percentage Distribution)

Price Class	United States	Northeast	North Central	South	West
$19,999 or under	2.0	1.0	3.8	1.9	0.5
$20,000-$29,999	3.4	2.2	7.4	2.2	0.6
$30,000-$39,999	6.9	6.2	12.0	6.2	1.7
$40,000-$49,999	9.8	8.9	14.6	10.2	3.5
$50,000-$59,999	12.1	11.5	15.1	13.1	6.5
$60,000-$69,999	12.1	11.2	13.8	13.7	8.1
$70,000-$79,999	11.0	10.8	10.6	11.8	10.6
$80,000-$89,999	8.7	8.9	7.0	9.0	10.5
$90,000-$99,999	6.6	5.9	4.2	6.3	10.8
$100,000-$119,999	8.7	9.1	4.7	8.4	14.5
$120,000-$159,999	10.1	13.6	4.4	9.8	15.7
$160,000-$199,999	4.2	5.2	1.3	3.7	8.0
$200,000-$249,999	2.2	2.6	0.6	1.6	4.8
$250,000 and over	2.2	2.9	0.5	2.1	4.2
Total	100.0	100.0	100.0	100.0	100.0
Median Price	$73,300	$78,300	$58,000	$72,200	$ 97,400

SALES OF EXISTING SINGLE-FAMILY HOMES BY NUMBER OF BEDROOMS MAY 1984

(Percentage Distribution)

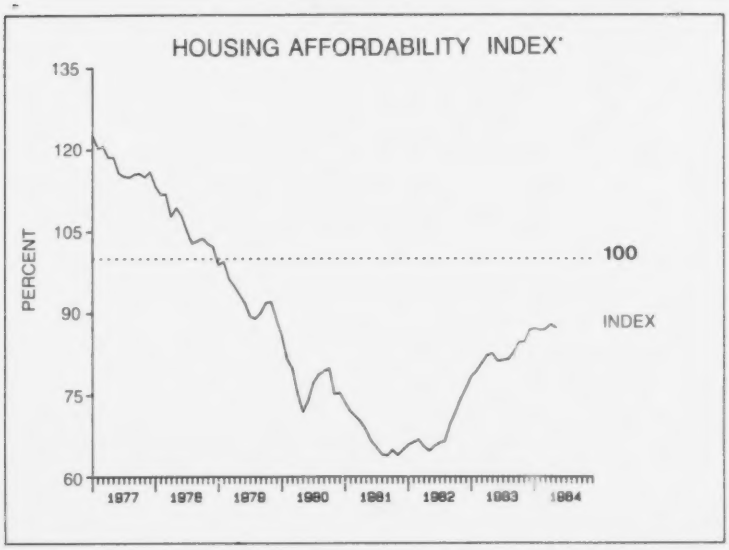
Number of Bedrooms	United States	Northeast	North Central	South	West
2 Bedrooms or less	16.9	12.4	20.0	15.2	18.6
3 Bedrooms	54.2	48.5	55.8	57.3	50.4
4 Bedrooms or more	28.9	39.1	24.2	27.5	31.0
Total	100.0	100.0	100.0	100.0	100.0

MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOMES FOR THE UNITED STATES BY NUMBER OF BEDROOMS

Number of Bedrooms	May 1980	May 1981	May 1982	May 1983[r]	May 1984[p]
2 Bedrooms or less	$45,500	$48,900	$48,600	$50,400	$52,400
3 Bedrooms	$59,900	$64,400	$64,700	$65,900	$69,200
4 Bedrooms or more	$87,800	$94,700	$95,900	$94,700	$100,400
All Homes	$61,200	$66,300	$67,800	$69,200	$73,300

r Revised
p Preliminary

HOUSING AFFORDABILITY



Year	Median-Priced Existing Single-Family Home	Mortgage Rate**	Monthly P & I Payment	Payment as % Income	Median Family Income	Qualifying Income***	Affordability Index
1977	$42,900	9.02%	$277	20.7%	$16,010	$13,279	120.6
1978	48,700	9.58	330	22.4	17,640	15,834	111.4
1979	55,700	10.92	422	25.7	19,680	20,240	97.2
1980	62,200	12.95	549	31.3	21,023	26,328	79.9
1981	66,400	15.12	677	36.3	22,388	32,485	68.9
1982	67,800	15.38	702	35.9	23,433	33,713	69.5
1983	70,300	12.85	616	29.9	24,700	29,546	83.6
1983							
May	$69,200	12.82%	$605	30.3%	$23,961	$29,021	82.6
Jun	71,400	12.67	617	30.8	24,066	29,624	81.2
Jul	71,800	12.63	619	30.7	24,172	29,704	81.4
Aug	71,500	12.72	620	30.6	24,278	29,772	81.5
Sep	69,900	12.85	612	30.1	24,383	29,378	83.0
Oct	69,800	12.65	602	29.5	24,489	28,918	84.7
Nov	70,400	12.58	605	29.5	24,594	29,020	84.8
Dec	69,900	12.39	592	28.8	24,700	28,418	86.9
1984							
Jan	$71,300	12.16%	$594	28.7%	$24,844	$28,500	87.2
Feb	71,800	12.19	599	28.8	24,988	28,764	86.9
Mar	72,200	12.17	602	28.7	25,132	28,881	87.0
Apr[r]	72,500	12.07	600	28.5	25,276	28,787	87.8
May[p]	73,300	12.09	607	28.7	25,420	29,148	87.2

r Revised

p Preliminary

* Index equals 100 when median family income equals qualifying income.

** Effective rate on loans closed on existing homes--Federal Home Loan Bank Board.

*** Based on current lending requirements of the Federal National Mortgage Association using a 20 percent downpayment.

CONDO AND CO-OP SALES

APARTMENT CONDO AND CO-OP SALES
(Seasonally Adjusted Annual Rates)

Year		United States	Northeast	North Central	South	West
1978		213,000	60,000	54,000	57,000	42,000
1979		221,000	61,000	56,000	61,000	44,000
1980		186,000	52,000	46,000	55,000	37,000
1981		153,000	45,000	33,000	46,000	28,000
1982		130,000	45,000	26,000	39,000	20,000
1983		205,000	79,000	41,000	54,000	31,000
1982	III	125,000	45,000	24,000	37,000	19,000
	IV	145,000	52,000	29,000	43,000	20,000
1983	I	169,000	62,000	36,000	49,000	23,000
	II	186,000	66,000	40,000	52,000	27,000
	III	248,000	107,000	47,000	58,000	35,000
	IV	209,000	74,000	43,000	53,000	37,000
1984	I	201,000	71,000	43,000	56,000	32,000

TOTAL EXISTING HOME SALES
SINGLE-FAMILY, APARTMENT CONDOS AND CO-OPS
(Seasonally Adjusted Annual Rates)

Year		United States	Northeast	North Central	South	West
1978		4,199,000	576,000	1,198,000	1,473,000	954,000
1979		4,049,000	587,000	1,117,000	1,414,000	931,000
1980		3,159,000	455,000	848,000	1,147,000	709,000
1981		2,572,000	398,000	665,000	963,000	544,000
1982		2,120,000	399,000	516,000	819,000	386,000
1983		2,924,000	572,000	750,000	1,089,000	512,000
1982	III	2,030,000	400,000	490,000	780,000	350,000
	IV	2,330,000	460,000	580,000	890,000	400,000
1983	I	2,740,000	530,000	740,000	1,020,000	450,000
	II	2,970,000	580,000	780,000	1,090,000	510,000
	III	3,020,000	600,000	760,000	1,110,000	540,000
	IV	2,970,000	570,000	730,000	1,130,000	540,000
1984	I	3,140,000	570,000	850,000	1,160,000	550,000

STATE AND METROPOLITAN AREA DATA

TOTAL EXISTING HOME SALES FOR EACH STATE
SINGLE-FAMILY, APARTMENT CONDOS and CO-OPS
(Units in Thousands)

	Years			Quarters (Seasonally Adjusted Annual Rate)				
	1981	1982	1983	1983				1984
				I	II	III	IV	I
Alabama	29.3	31.9	41.8	34.4	41.4	45.6	45.0	45.0
Alaska	6.0	4.3	6.1	4.7	5.7	6.5	7.6	6.9
Arizona	50.6	37.9	50.7	55.3	53.3	48.6	44.8	61.3
Arkansas	38.0	31.3	43.0	38.7	43.0	47.0	42.6	45.1
California*	333.0	233.8	343.2	277.0	370.7	357.9	364.6	369.8
Colorado	51.3	38.4	46.1	40.7	44.7	56.1	40.0	45.9
Connecticut	26.8	21.3	37.8	29.3	39.1	42.5	35.9	37.4
Delaware	8.4	7.3	9.3	7.1	9.9	9.3	11.0	9.8
District of Columbia	6.2	5.5	7.5	6.9	7.6	7.6	7.8	8.3
Florida	149.9	100.3	127.7	117.5	126.3	133.8	132.7	129.4
Georgia	54.6	35.8	51.0	47.8	48.3	51.1	57.1	82.0
Hawaii	4.7	4.1	7.8	7.5	8.7	6.5	8.7	5.1
Idaho	11.3	9.3	11.3	9.0	11.0	13.5	10.7	10.2
Illinois	103.1	80.0	115.3	115.5	113.1	117.8	114.7	124.0
Indiana	53.6	41.4	57.2	54.5	58.3	58.7	56.7	71.0
Iowa	39.7	28.6	39.1	34.4	43.0	40.9	36.4	40.8
Kansas	41.9	33.4	49.3	51.5	56.8	48.2	39.3	56.0
Kentucky	37.1	37.1	56.5	48.5	62.5	59.0	53.1	63.4
Louisiana	40.6	45.7	63.0	52.5	68.6	63.1	68.6	48.8
Maine	13.6	14.8	21.0	17.6	22.8	22.3	19.6	18.8
Maryland	47.1	43.8	60.8	55.8	60.2	62.3	64.9	65.9
Massachusetts	42.8	42.5	65.0	73.9	58.5	67.6	62.0	76.4
Michigan	120.1	94.8	135.1	135.1	139.4	127.9	137.7	134.2
Minnesota	58.2	44.3	58.6	61.2	62.2	54.3	55.7	67.7
Mississippi	22.9	23.0	32.6	27.3	33.9	33.1	36.3	31.6
Missouri	59.9	48.4	72.1	84.5	70.1	75.3	58.6	103.6
Montana	11.4	9.3	12.4	10.7	12.9	13.5	11.8	15.6
Nebraska	18.4	16.6	24.6	17.8	25.5	24.2	27.8	21.0
Nevada	11.2	8.2	10.2	10.9	11.0	10.0	8.8	10.4
New Hampshire	10.2	7.9	15.2	15.8	19.4	15.3	8.6	19.0
New Jersey	69.0	73.0	112.9	100.4	111.2	121.0	116.5	114.7
New Mexico	22.8	15.9	18.3	12.8	19.0	20.9	20.0	17.1
New York	120.7	120.9	148.5	133.9	149.3	159.7	143.6	136.6
North Carolina	69.6	70.0	93.0	87.3	88.9	94.5	100.6	107.2
North Dakota	8.5	6.4	9.4	8.7	10.4	9.6	8.5	8.9
Ohio	102.8	83.0	129.1	112.7	132.1	138.5	131.7	143.2
Oklahoma	58.6	52.1	64.7	61.5	62.4	69.8	64.1	58.1
Oregon	35.9	24.4	34.4	47.5	21.0	32.1	39.5	51.9
Pennsylvania	103.4	106.7	156.9	146.3	160.1	160.1	160.1	174.3
Rhode Island	6.0	6.2	8.8	8.7	9.2	7.6	9.9	8.5
South Carolina	31.2	30.2	39.7	33.9	38.0	41.4	45.6	44.3
South Dakota	9.5	8.6	13.3	10.4	14.0	14.1	13.9	12.8
Tennessee	49.9	46.8	71.1	66.1	70.3	72.2	75.1	83.7
Texas	221.0	165.3	191.1	188.2	198.2	198.7	176.4	192.5
Utah	16.4	12.5	14.7	11.5	15.1	17.0	14.2	13.7
Vermont	6.2	6.0	7.4	6.2	7.0	7.5	8.6	7.1
Virginia	77.4	71.3	103.1	96.1	104.6	102.5	109.4	109.1
Washington	49.8	33.7	44.9	40.6	47.3	47.5	43.5	49.7
West Virginia	21.8	21.9	32.2	30.1	33.5	28.6	36.9	33.8
Wisconsin	49.4	34.2	48.7	43.2	53.5	49.5	46.4	49.4
Wyoming	6.2	5.1	5.5	5.0	5.6	5.9	5.4	5.1

* Provided by the California Association of REALTORS®

MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOMES FOR METROPOLITAN AREAS

(Not Seasonally Adjusted in Thousands of Dollars)

	Years			Quarters				
	1981	1982	1983	1983				1984
				I	II	III	IV	I
Albany	$46.1	$47.1	$49.4	$46.5	$49.0	$50.6	$51.0	$52.0
Anaheim/Santa Ana*	131.4	133.0	134.9	131.5	134.9	139.1	133.7	133.5
Atlanta	n/a	55.3	63.0	57.5	58.4	67.1	65.8	67.9
Baltimore	57.7	62.0	n/a	62.9	64.8	65.5	n/a	64.2
Birmingham	59.2	60.6	62.8	59.8	62.9	65.4	61.4	65.0
Boston	n/a	80.2	82.6	78.6	80.1	85.4	84.9	89.4
Chicago	70.3	73.0	76.4	76.0	78.8	78.7	75.9	77.8
Cincinnati	n/a	n/a	57.2	56.8	58.5	57.6	56.0	58.7
Cleveland	n/a	n/a	n/a	n/a	n/a	64.9	61.7	59.8
Columbus	55.0	57.8	59.4	57.9	60.4	59.6	58.8	60.2
Dallas/Ft. Worth	67.3	74.0	76.0	73.2	75.9	78.8	77.1	81.0
Denver	n/a	76.2	78.3	76.2	78.2	79.6	78.2	79.6
Detroit	48.5	47.5	47.5	46.8	48.3	47.1	47.8	48.1
Ft. Lauderdale	72.8	74.2	73.9	72.9	74.5	75.5	72.3	69.9
Houston	72.7	77.2	79.9	76.8	80.3	83.0	80.0	78.4
Indianapolis	49.7	50.6	52.8	52.0	54.2	53.7	49.8	50.6
Kansas City	46.1	58.1	58.8	59.0	59.9	59.2	56.4	60.8
Los Angeles*	111.4	113.4	112.7	111.9	112.7	114.3	111.5	114.2
Louisville	47.6	46.0	47.4	52.1	46.3	49.3	46.5	47.9
Memphis	55.9	59.3	61.6	59.6	60.0	64.1	61.8	62.0
Miami	n/a	n/a	n/a	n/a	76.7	78.0	75.9	79.8
Milwaukee	64.5	65.8	68.0	66.1	68.0	70.5	66.7	69.8
Minneapolis/St. Paul	69.7	72.4	73.6	72.5	74.3	73.7	73.7	73.4
Nashville	n/a	n/a	61.0	61.5	60.8	60.8	61.0	60.0
New York Met Area**	73.8	70.5	88.9	83.1	87.1	93.0	94.4	100.6
Oklahoma City	54.1	58.4	61.6	60.4	60.8	62.4	62.9	62.1
Philadelphia	59.2	58.1	59.6	59.1	59.8	60.7	58.6	59.8
Providence	50.0	49.7	54.7	50.4	53.7	57.8	56.2	56.5
Rochester	45.9	49.5	54.8	55.2	55.7	55.4	54.9	55.4
St. Louis	n/a	57.0	58.9	57.2	59.2	59.6	58.7	57.5
Salt Lake City	62.9	64.6	64.3	63.7	64.1	65.7	63.1	64.0
San Antonio	53.6	58.3	62.6	58.1	61.9	67.6	62.3	64.5
San Diego*	97.4	98.6	98.9	97.0	99.6	100.2	98.6	96.3
San Francisco*	121.6	124.9	129.5	122.0	128.6	136.5	129.4	126.6
San Jose	109.0	122.6	127.6	122.8	126.8	130.6	128.6	125.0
Tampa	51.9	53.9	55.5	52.0	55.2	58.2	55.4	55.6
Washington, D.C.	88.3	87.2	89.4	87.9	89.7	90.8	89.0	91.3

n/a Not Available

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** Including Long Island and Newark